

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

June 20, 2006

AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, June 7, 2006, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on **Tuesday, June 20, 2006**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Chairman	District 4
Mr. Welton G. Cadwell, Vice Chairman	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney
Ms. Melanie Marsh, Deputy County Attorney
Ms. LeChea Parson, Assistant County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, AICP, Director, Department of Growth Management
Ms. Amye King, AICP, Deputy Director, Department of Growth Management
Mr. R. Wayne Bennett, AICP, Planning Director, Planning & Development Services
Mr. Brian Sheahan, Chief Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Jennifer Dubois, Senior Planner, Planning & Development Services
Ms. Stacy Allen, Senior Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
June 7, 2006
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
June 20, 2006

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
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CONSENT AGENDA:

The Consent Agenda contains items which are recommended for approval and which are not controversial. The BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member or member of the public.

PH#58-06-2	Open Door Baptist Church Arthur C. Nix, Montverde Engineering	1	#65-06-CFD/AMD
PH#56-06-5	Grace Mellado Carlos Perez	2	#63-06-Z
PH#62-06-4	Irven T. Ward Grand Island Baptist Church / Mark Hawkins	4	#69-06-CFD
PH#60-06-5	First Southern Baptist Church Sharon Farrell, Land Use Associates/Bruce Duncan, Esq.	5	#67-06-CFD
CUP#06/6/3-2	Arnold Groves & Ranch, Ltd. Steven J. Richey, P.A.	7	#74-06-CUP/AMD
CUP#06/6/2-5	Bill and Sharon Dowdy	10	#73-06-CUP/AMD
PH#57-06-5	Steve Bell	11	#64-06-CP/AMD
CUP#06/6/5-5	John W. H. Schmale	13	#76-06-CUP/AMD
CUP#147(A)-2	Jeff D. Smalt	14	#78-06-CUP/REV

REGULAR AGENDA – OPEN FOR DISCUSSION:

PH#61-06-3	Kerry Wrobel Tom Zahn . Richard Paradis	3	#68-06-Z
CUP#06/6/4-3	BA-Sher Development Inc. Steven J. Richey, P.A.	6	#75-06-CUP/AMD
CUP#06/6/6-2	George F. Saunders Jr. Mark & Jennifer Larson	8	#77-06-CUP
PH#63-06-4	Church of Jesus Christ of Latter-Day Saints Gilad Livingstone, Wedding & Stephenson	9	#70-06-CFD
CUP#06/6/1-5	D. Ann Thompson	12	#72-06-CUP

TRACKING NO.: #65-06-CFD

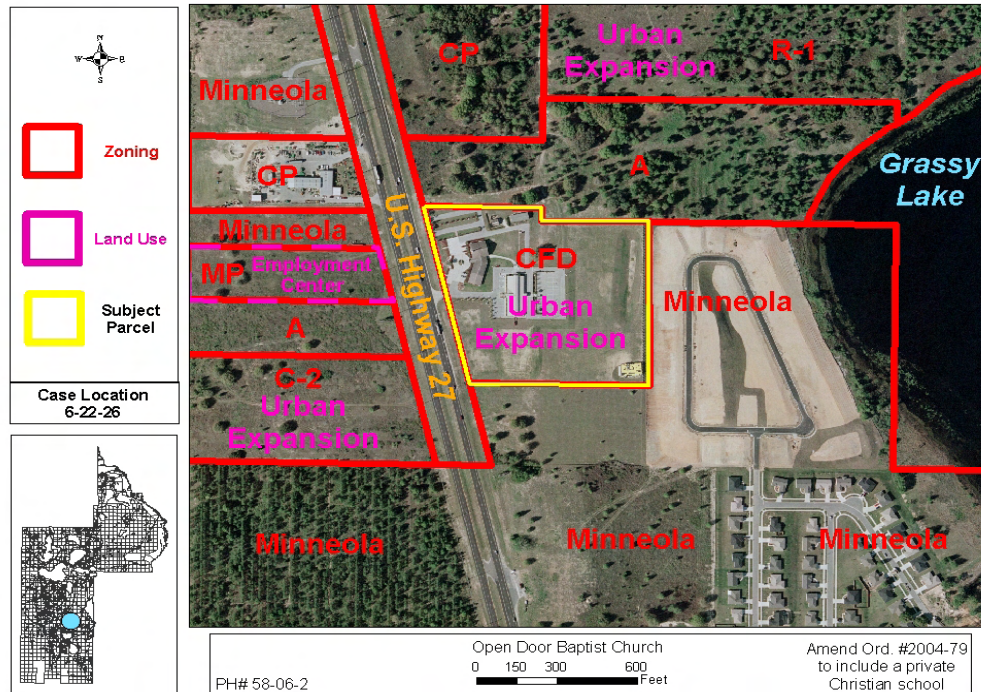
CASE NO: PH#58-06-2

AGENDA NO: #1

OWNER: Open Door Baptist Church

APPLICANT: Arthur C. Nix, Montverde Engineering

GENERAL LOCATION: Minneola area – Property located SE'ly of US 27/SR 25 and North Grassy Lake Road.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to CFD Ordinance #200 4-79 to allow for a private Christian school from a portion of the site.

SIZE OF PARCEL: 12.15 +/- acres

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENDATION: Approval (6-0)

TRACKING NO.: #63-06-Z

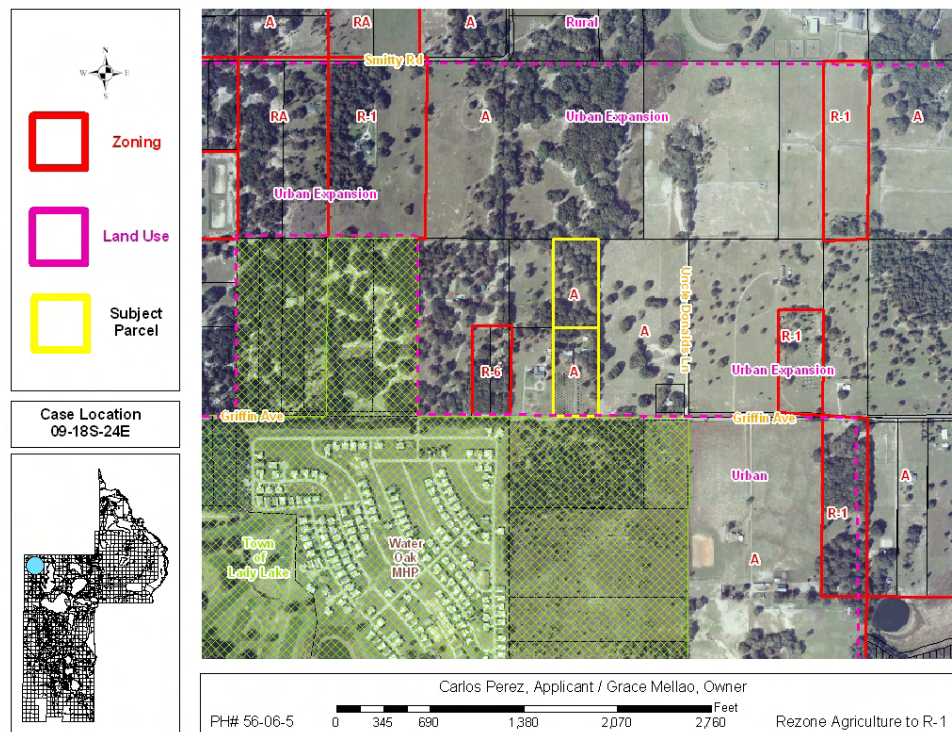
CASE NO: PH#56-06-5

AGENDA NO: #2

OWNER: Grace Mellado
APPLICANT: Carlos Perez

GENERAL LOCATION: Lady Lake area – Property located N of Griffin Avenue and W of Uncle Donald's Lane.

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to R-1 (Rural Residential) to allow for two (2) residential building sites.



SIZE OF PARCEL: 10 +/- acres

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENDATION: Approval (6-0)

TRACKING NO.: #68-06-Z

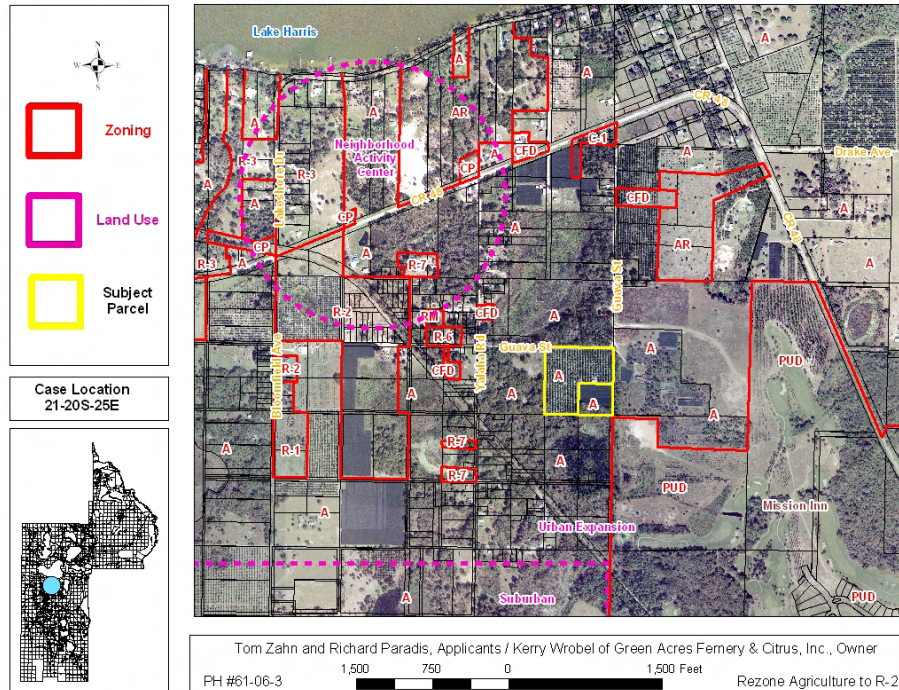
CASE NO: PH#61-06-3

AGENDA NO: #3

OWNERS: Kerry Wrobel

APPLICANT(S): Tom Zahn and Richard Paradis

GENERAL LOCATION: Yalaha area – Property lying S of Guava Street and CR 48 and W of Yalaha Rd.



APPLICANT'S REQUEST: A request for rezoning from A (Agriculture) to R-2 (Estate Residential) for residential development.

SIZE OF PARCEL: 10.08 +/- acres

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENDATION: Denial (4-2)

TRACKING NO.: #69-06-CFD

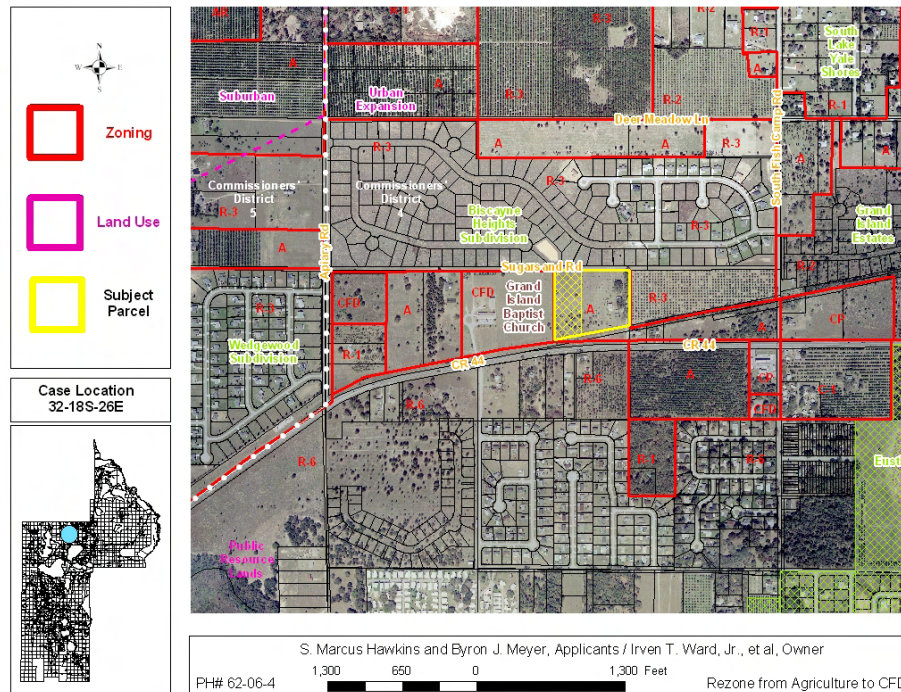
CASE NO: PH#62-06-4

AGENDA NO: 4

OWNERS: Irven T. Ward

APPLICANT: Grand Island Baptist Church / Mark Hawkins

GENERAL LOCATION: Grand Island area – Property lying N of SR 44 and S of Sugarsand Road.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to CFD (Community Facility District) for construction of a church and associated uses.

SIZE OF PARCEL: 3 +/- acres

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENDATION: Approval (6-0)

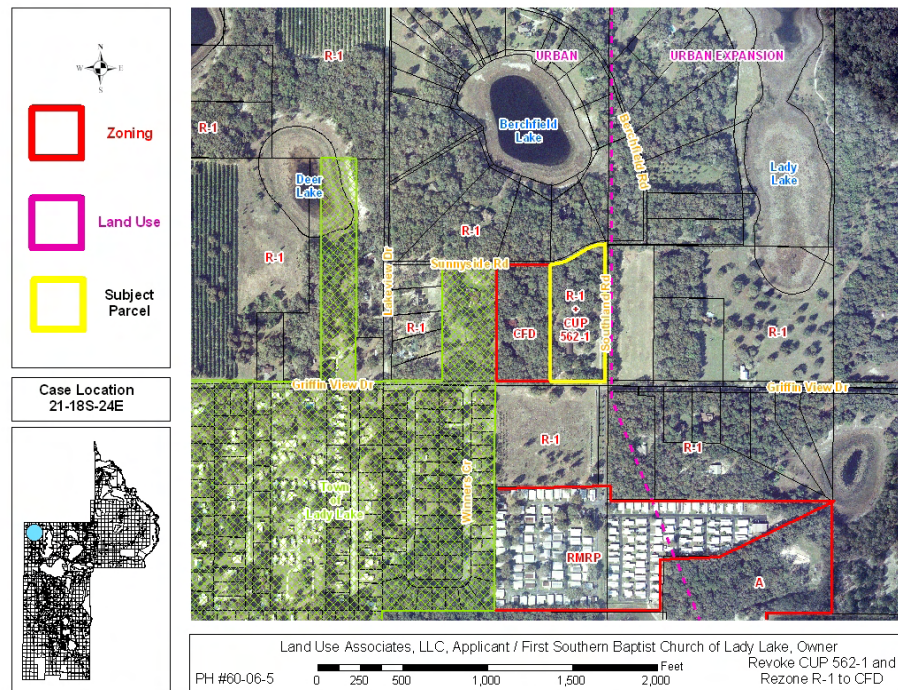
CASE NO: PH#60-06-5

AGENDA NO: #5

OWNERS: First Southern Baptist Church

APPLICANT: Sharon Farrell, Land Use Associates and Bruce Duncan, Esq.

GENERAL LOCATION: Lady Lake area – Property lying at the NW corner of the intersection of Griffin View Drive and Southland Rd.



APPLICANT'S REQUEST: A request for revocation of CUP#562-1 in R-1 (Rural Residential) and rezoning the southern portion from R-1 (Rural Residential) to CFD for construction of a church and the remaining north half remain R-1 for residential uses.

SIZE OF PARCEL: 5+/-acres

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENDATION: Approval (6-0)

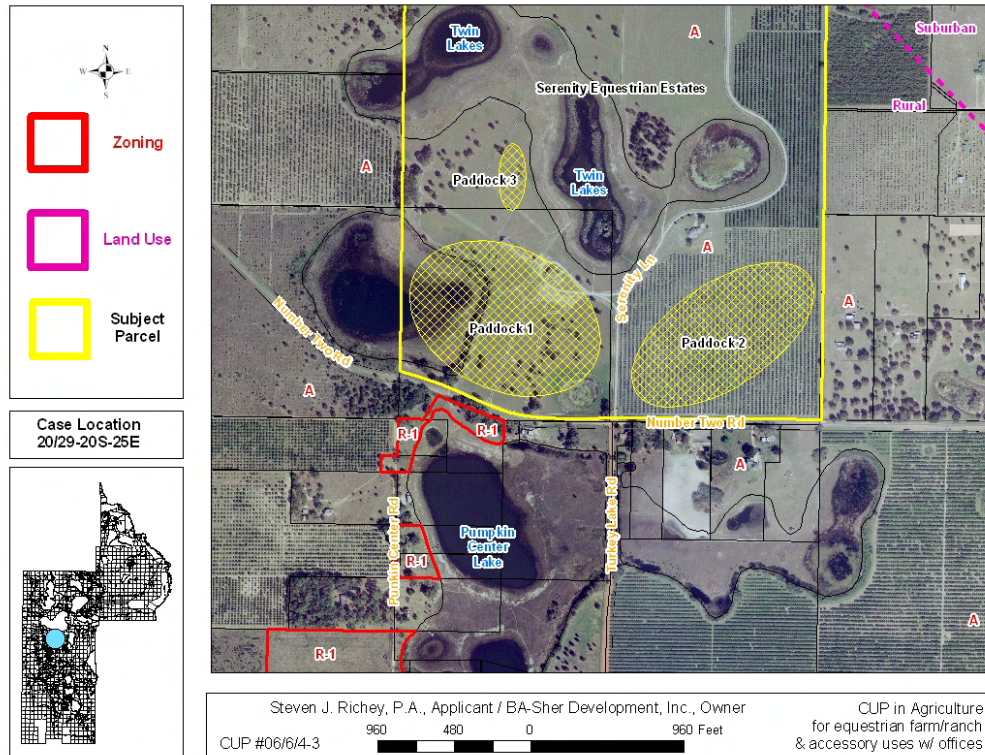
TRACKING NO.: #75-06-CUP/AMD

CASE NO: CUP#06/6/4-3

AGENDA NO: #6

OWNERS: Ba-Sher Development Inc.
REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Yalaha area – Property located N of Number Two Road and W of Bloomfield Avenue.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a Conditional Use Permit in A (Agriculture) to allow for an equestrian for boarding, breeding, training and horse care.

SIZE OF PARCEL: 31.01+/-acres

FUTURE LAND USE: Suburban

ZONING BOARD RECOMMENDATION: Approval (6-0)

ZONING BOARD RECOMMENDATION: Approval (6-0)

TRACKING NO.: #77-06-CUP

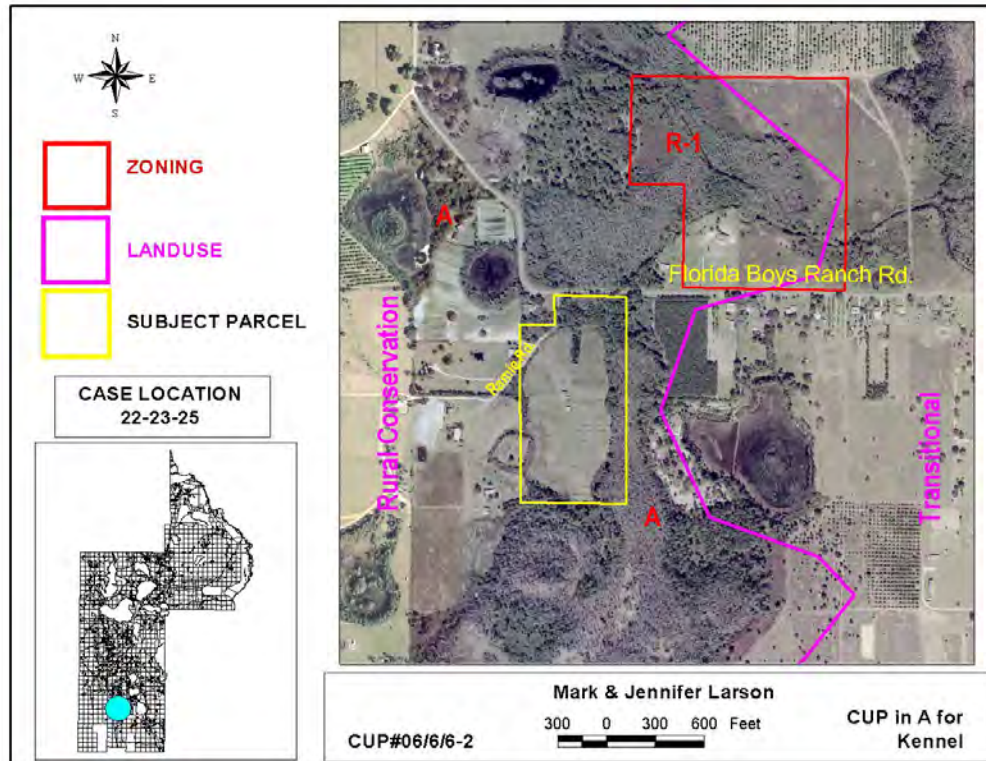
CASE NO: CUP#06/6/6-2

AGENDA NO: #8

OWNERS: George Saunders

REPRESENTATIVE: Mark & Jennifer Larson

GENERAL LOCATION: Groveland area – Property located W of CR 561 and S of Florida Boy's Road and approximately 2 miles E of SR 33.



APPLICANT'S REQUEST: A request for a CUP in A (Agriculture) to allow for a kennel for boarding of cats and dogs within and enclosed sound-proof building.

SIZE OF PARCEL: 19/ acres

FUTURE LAND USE: GSACSC - Transitional

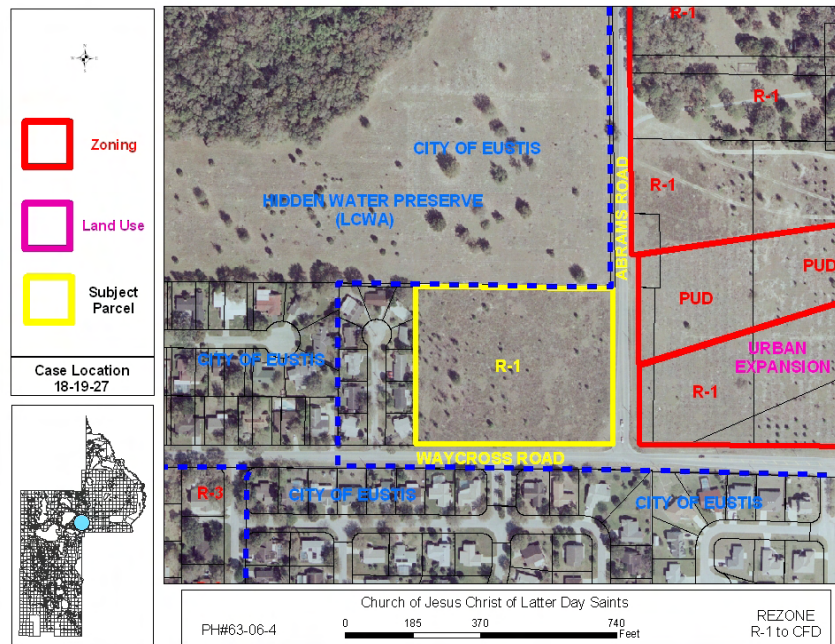
ZONING BOARD RECOMMENDATION: Approval (4-2)

CASE NO: PH#63-06-4

AGENDA NO: #9

OWNER: Church of Jesus Christ of Latter-Day Saints
APPLICANT: Gilad Livingstone, Wedding & Stephenson

GENERAL LOCATION: Eustis area – Property lying at the NW corner of the intersection of Abrams Rd and Waycross Avenue.



APPLICANT'S REQUEST: A request for rezoning from R-1 (Rural Residential) to CFD (Community Facility District) for construction of a church.

SIZE OF PARCEL: 5.2 +/- acres

FUTURE LAND USE: Urban Expansion

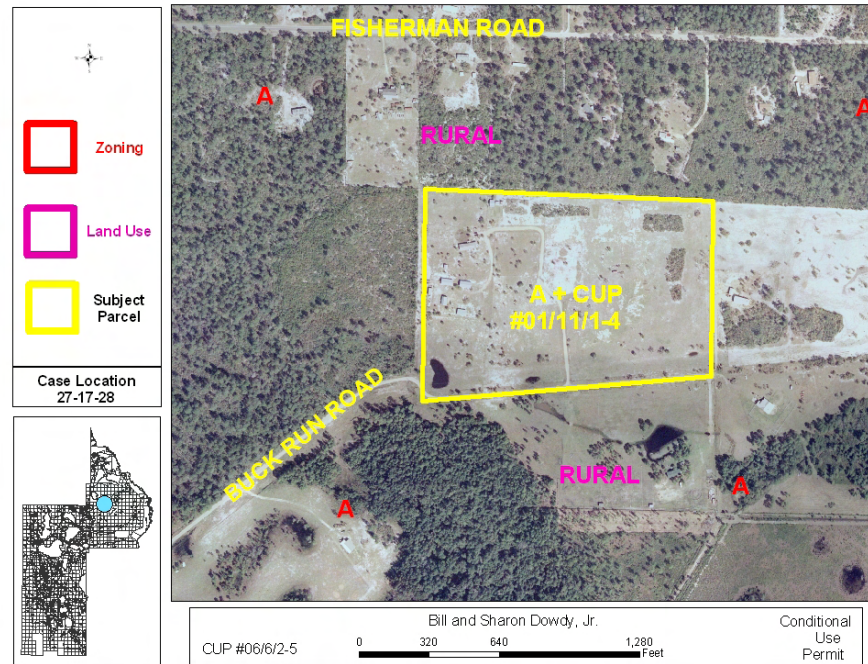
ZONING BOARD RECOMMENDATION: Approval (6-0)

CASE NO: CUP#06/6/2-5

AGENDA NO: #10

OWNER: Bill & Sharon Dowdy

GENERAL LOCATION: Paisley area – From the intersection of Maggie Jones Road and Blue Moon Rd, proceed N on Blue Moon Rd to Buck Run Drive to property lying N of the road.



APPLICANT'S REQUEST: A request for an amendment to CUP Ordinance #2001-146 to add a caretaker's residence on site in conjunction with the existing use of the site for storage of low explosive fireworks.

SIZE OF PARCEL: 26.9 +/-ac

FUTURE LAND USE: Rural

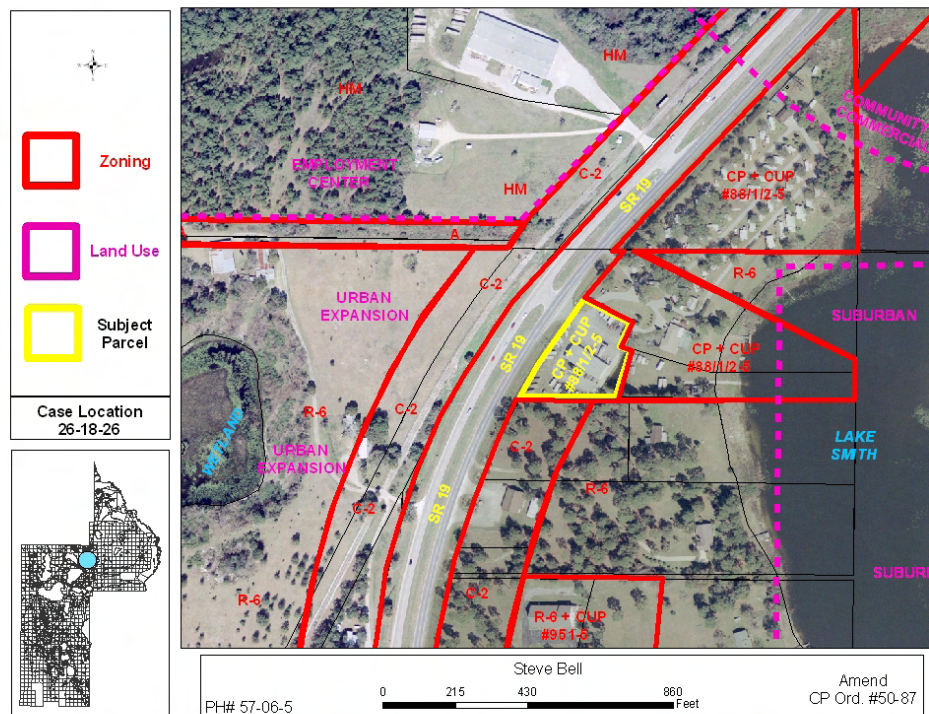
ZONING BOARD RECOMMENDATION: Approval (6-0)

CASE NO: PH#57-06-5

AGENDA NO: #11

OWNER: Steve Bell

GENERAL LOCATION: Dona Vista / Umatilla area – Property located N of Whistling Pines Rd and E of SR 19, N of Lakeside Mobile Home Park.



APPLICANT'S REQUEST: A request for an amendment to the existing CP Ordinance #50-87 + CUP#88/1/2-5 to add sales, service and display of recreational toys, supplies, apparel, tools and equipment (to service the hunting, fishing and riding enthusiast) to the existing use of the site.

SIZE OF PARCEL: 1.42 +/-acres

FUTURE LAND USE: Urban Expansion

ZONING BOARD RECOMMENDATION: Approval (6-0)

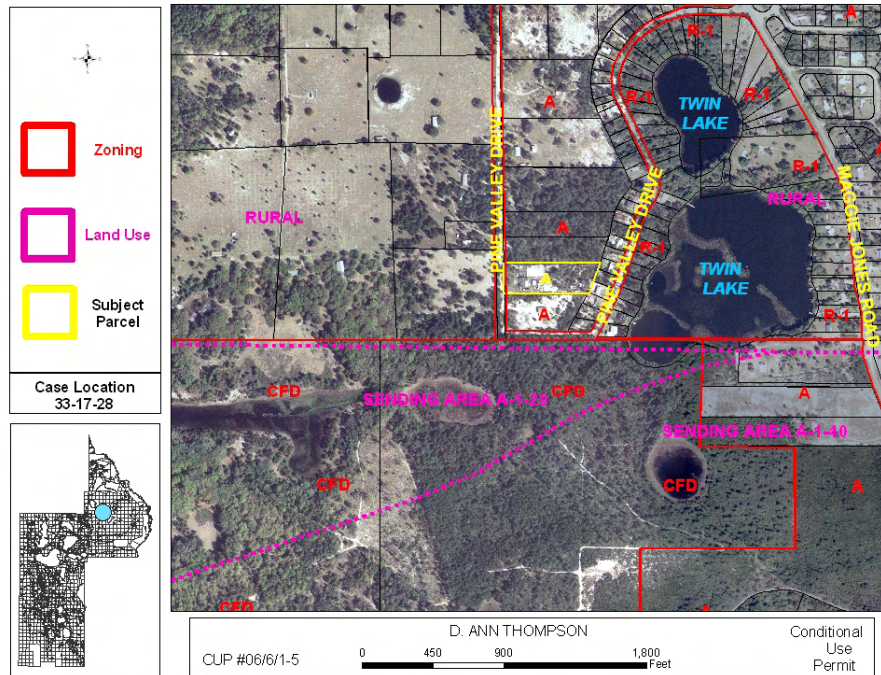
TRACKING NO.: #72-06-CUP

CASE NO: CUP#06/6/1-5

AGENDA NO: #12

OWNER: D. Ann Thompson

GENERAL LOCATION: Paisley area – Property lying SE'ly of the intersection of Maggie Jones Road and Pine Valley Drive.



APPLICANT'S REQUEST: A request for a Conditional Use Permit in A (Agriculture) to allow for an animal shelter to house rescued cats and dogs.

SIZE OF PARCEL: 3+/acres

FUTURE LAND USE: Rural

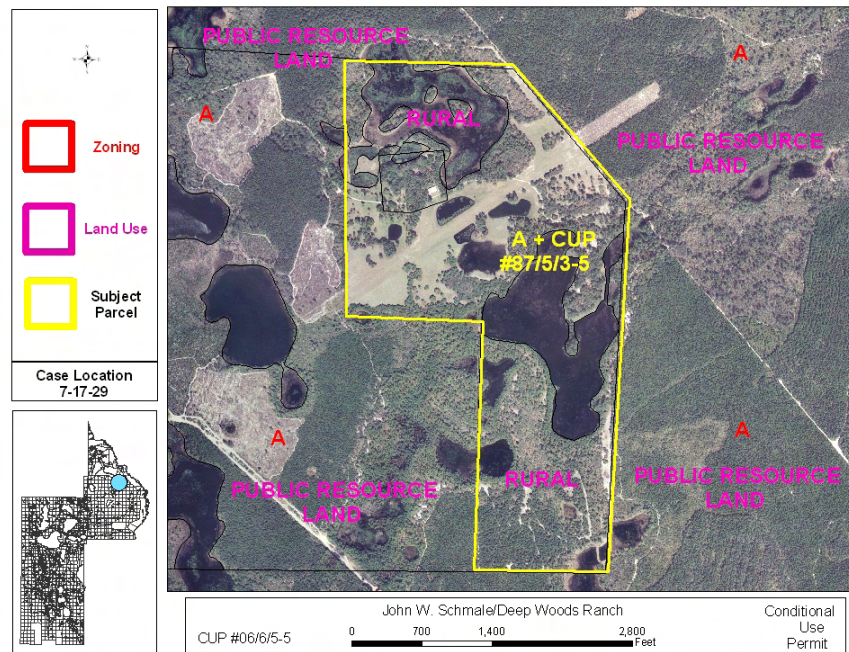
ZONING BOARD RECOMMENDATION: Approval (5-1) as amended

CASE NO: CUP#06/6/5-5

AGENDA NO: #13

OWNER: John W.H. Schmale

GENERAL LOCATION: Paisley area – Property located N and S of Deep Woods Road and SE'ly of Clay Lake Road, approximately 3/4 miles E of Deer Haven Road.



APPLICANT'S REQUEST: A request for an amendment to CUP#87/5/3-5 to amend condition "H" under Section 2 "Terms" to extend the use and maintenance of the private Airport to future owners of the property and to expand the use of the site to allow for training and orientation by public safety personnel and military or civilian use.

SIZE OF PARCEL: 212+/acres

FUTURE LAND USE: Rural

ZONING BOARD RECOMMENDATION: Approval (6-0)

TRACKING NO.: #78-06-CUP/REV

CASE NO: CUP#147(A)-2

AGENDA NO: #14

OWNER: Jeff Smalt

GENERAL LOCATION: Leesburg– Property lying S of Lewis Road and W'ly of CR 468.

[NO PHOTO IMAGE AVAILABLE]

APPLICANT'S REQUEST: The applicant request to revoke CUP#147A-2 to remove the existing permitted mobile home and replace with single-family residence through a minor lot split process.

SIZE OF PARCEL: 2.8+/acres

FUTURE LAND USE: Urban

ZONING BOARD RECOMMENDATION: Approval (6-0)